



APPLICATION ACCEPTED: October 2, 2013
BOARD OF ZONING APPEALS: December 18, 2013
TIME: 9:00 a.m.

County of Fairfax, Virginia

December 11, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-LE-080

LEE DISTRICT

APPLICANT: Frances A. Mills

OWNER: Frances A. and Eugene Mills

SUBDIVISION: Hybla Valley

STREET ADDRESS: 3426 Beechcraft Drive, Alexandria 22306

TAX MAP REFERENCE: 92-4 ((3)) (9) 30

LOT SIZE: 19,210 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-LE-080 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

O:\ehaley\12-18) SP 2013-LE-080 Mills (HCC)\Mills staff report.doc

Erin M. Haley

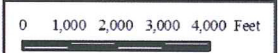
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



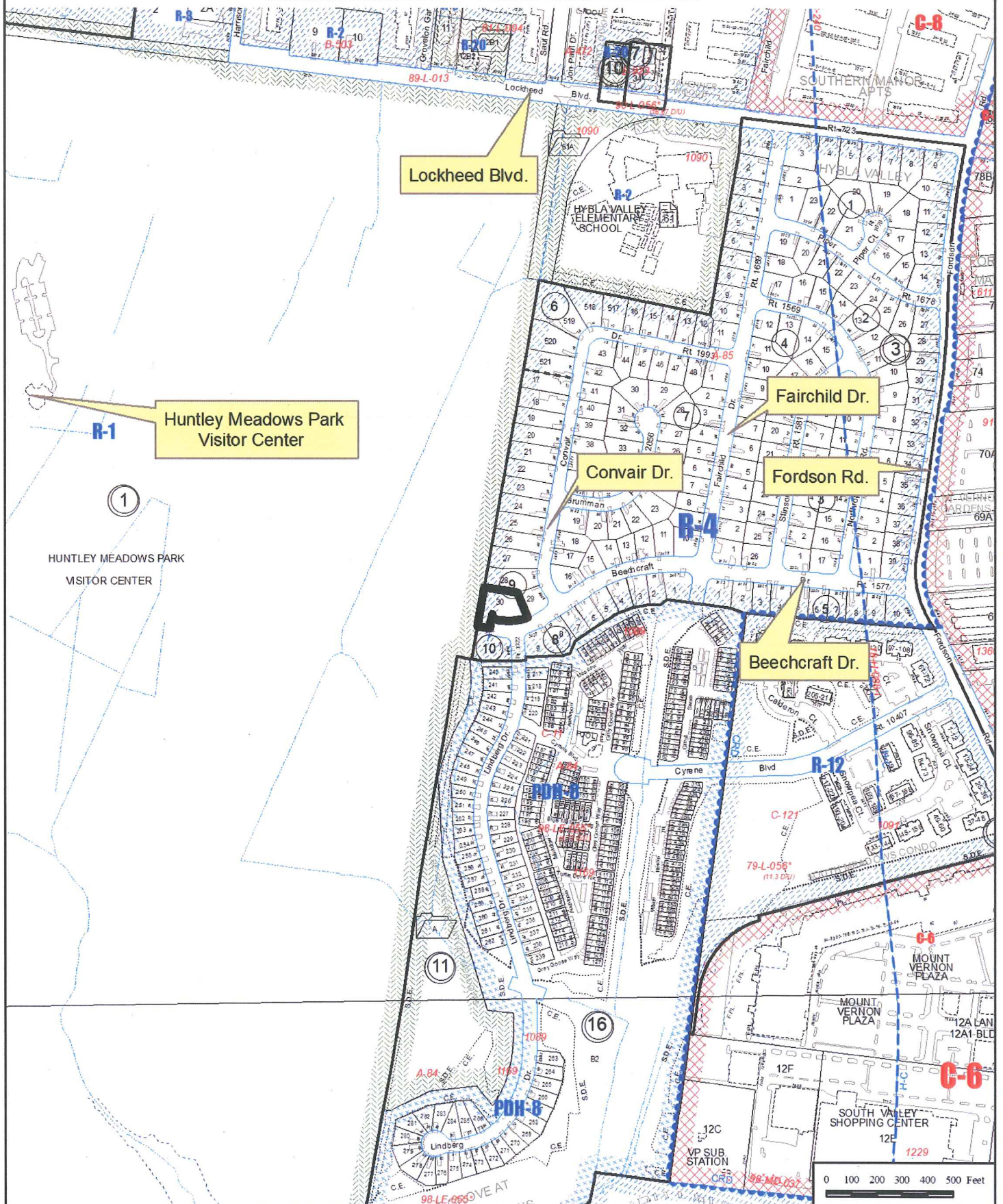
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

SP 2013-LE-080
FRANCES A. MILLS

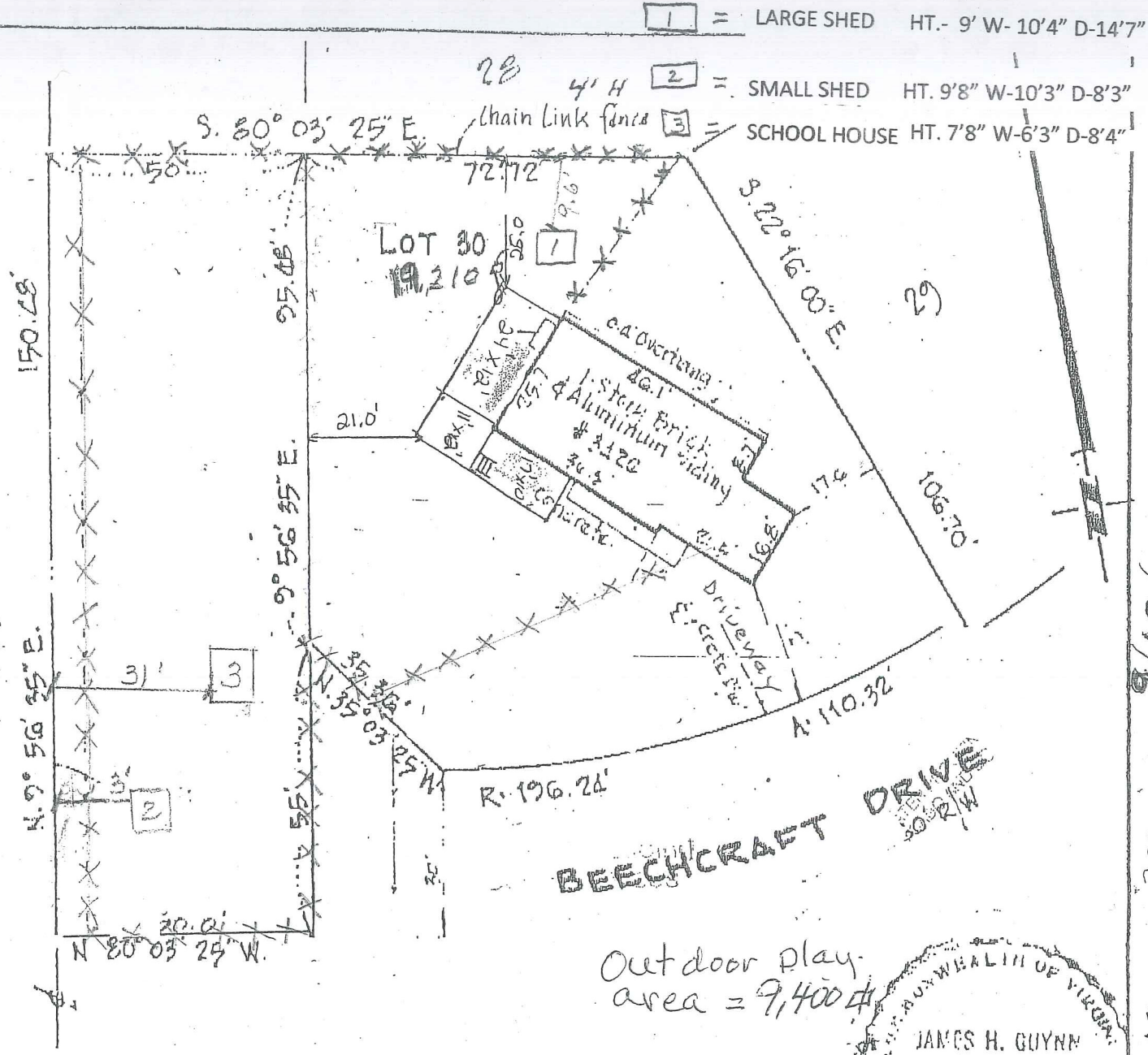


Special Permit

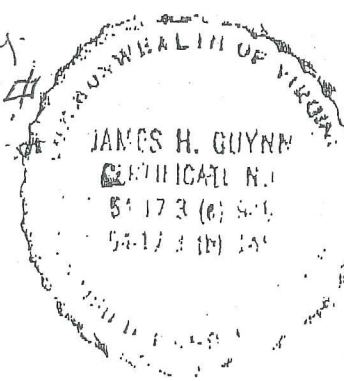
SP 2013-LE-080
FRANCES A. MILLS



* Note: Bearings & Distances shown on vacated street are measured as individual portions of portions of vacated street were not recorded in D.B. 4840 1970



Out door play area = 7,400 sq ft



This lot is in the F.R.M. designated Flood Hazard Zone C. Zone C is area of minimal flooding

By HOUSE LOCATION
Date LOT 30, BLOCK 9, SECTION 3

HYBLA VALLEY
Also Vacated Portion of
THOMAS J. STOCKTON PARKWAY
FAIRFAX COUNTY, VIRGINIA
Scale: 1" = 30' June 3, 1989

NOTE: TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 S.E. THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES OR FENCE CONSTRUCTION. This Plan Was Prepared Without the Benefit of a Title Report.

SUBMIT FOR: Wayne Cyron, Atty. Mills CASE NO.	JAMES H. GUYNN CERTIFIED LAND SURVEYOR ARLINGTON, VIRGINIA	CERTIFIED CORRECT. J. H. Guynn CERTIFIED SURVEYOR
--	--	---

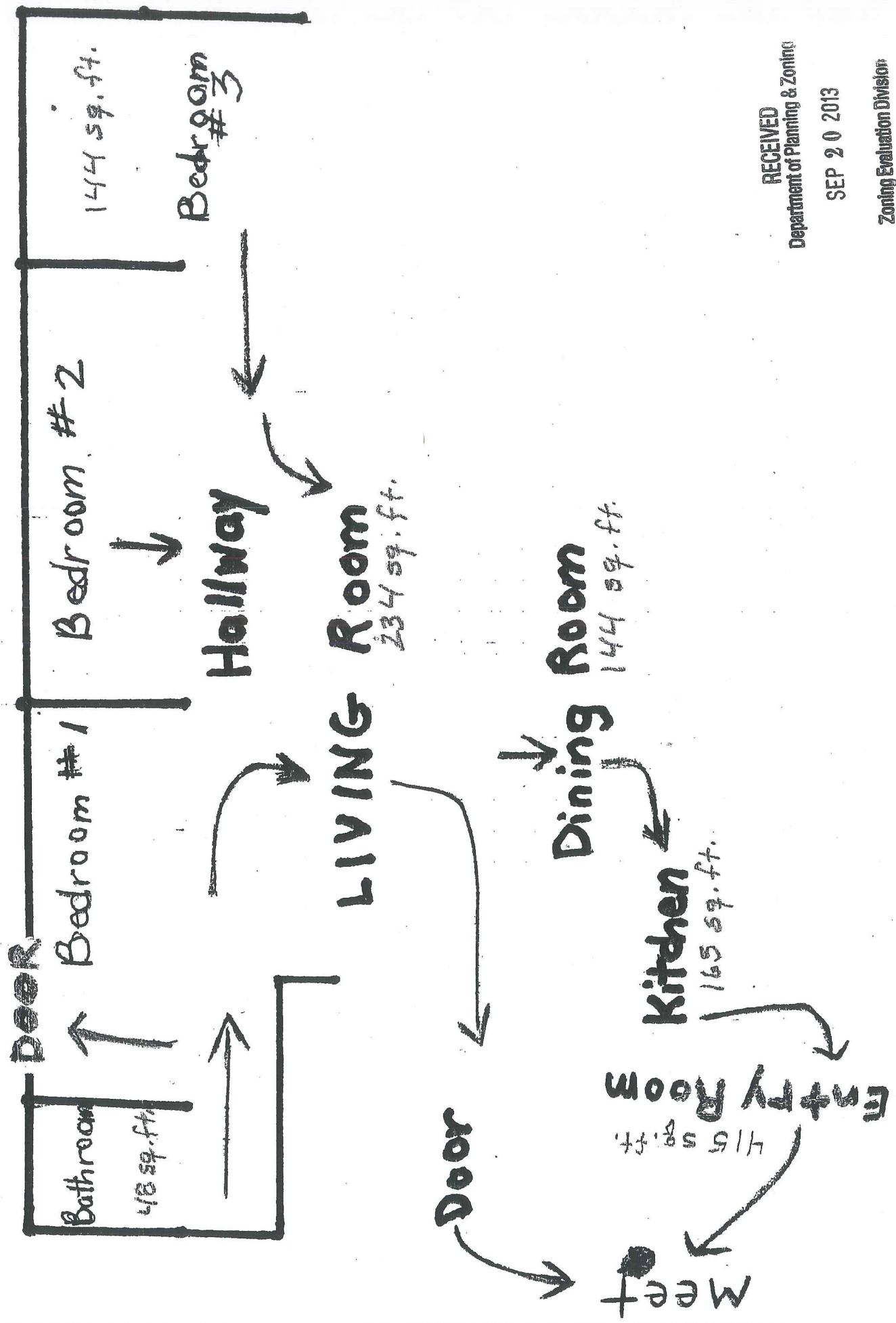
Frances Mills 9/18/13

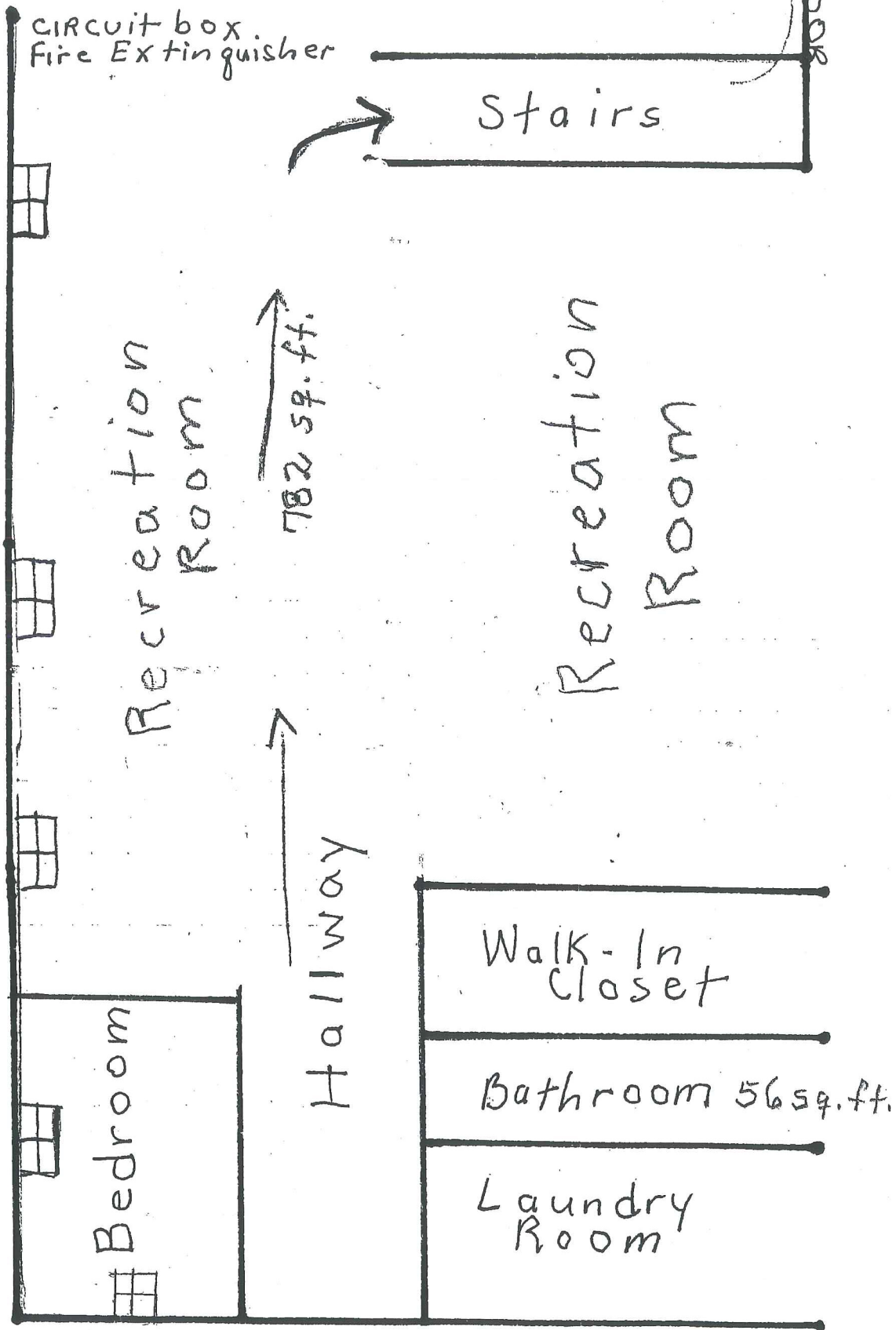
RECEIVED
Department of Planning & Zoning

SEP 20 2013

Zoning Evaluation Division

First Floor Fire Evacuation Plan





RECEIVED
Department of Planning & Zoning

SEP 20 2013

Zoning Evaluation Division

Basement Fire Evacuation Plan





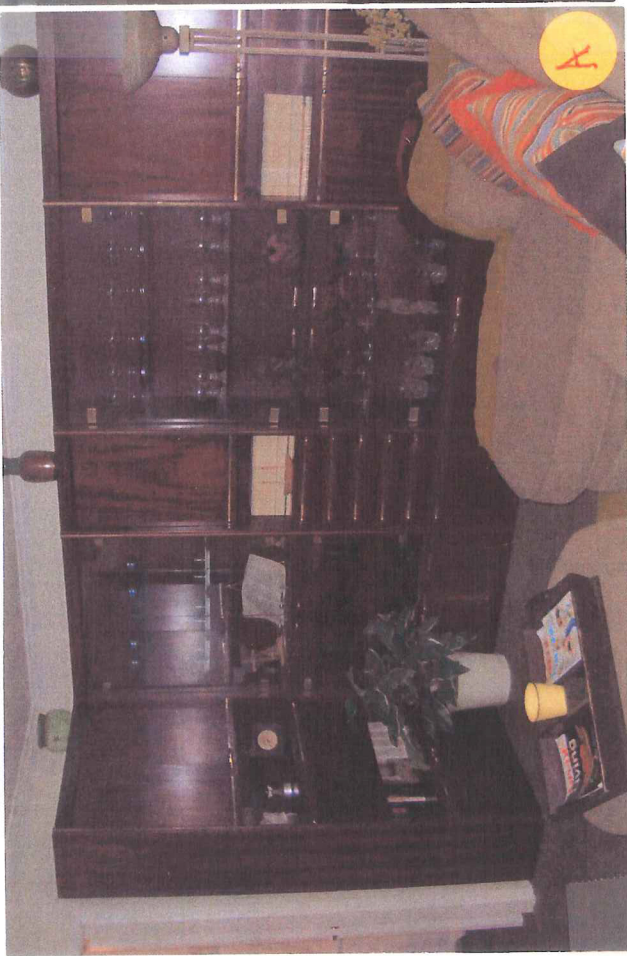
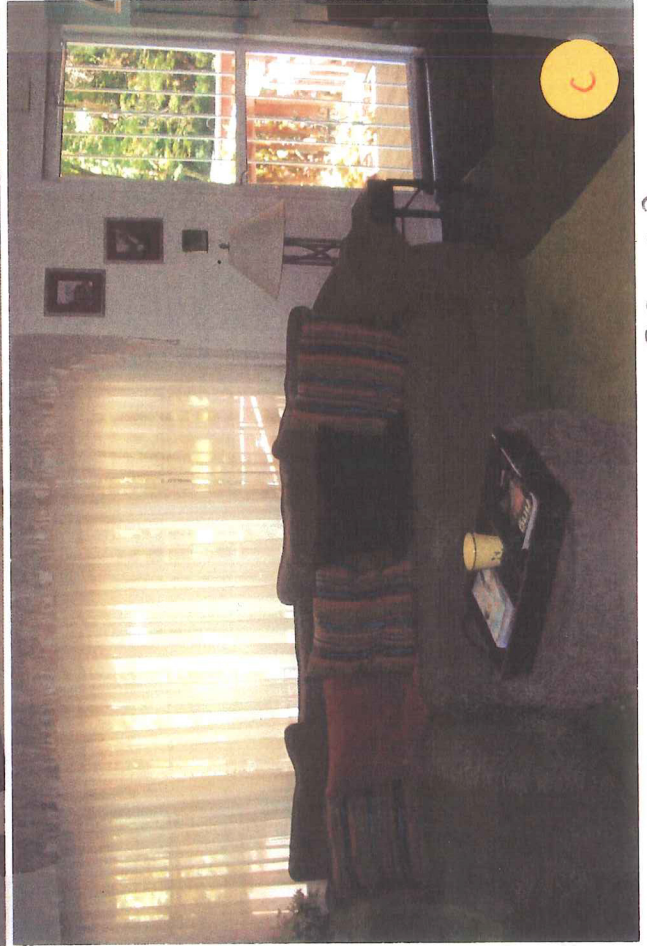




RECEIVED
Department of Planning & Zoning
SEP 20 2013
Zoning Evaluation Division

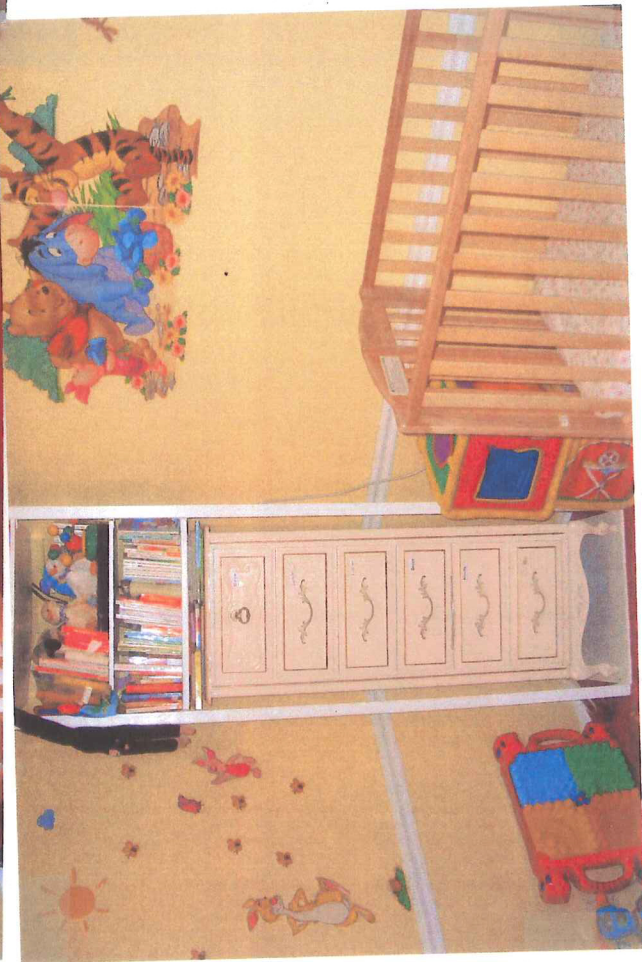
page 1

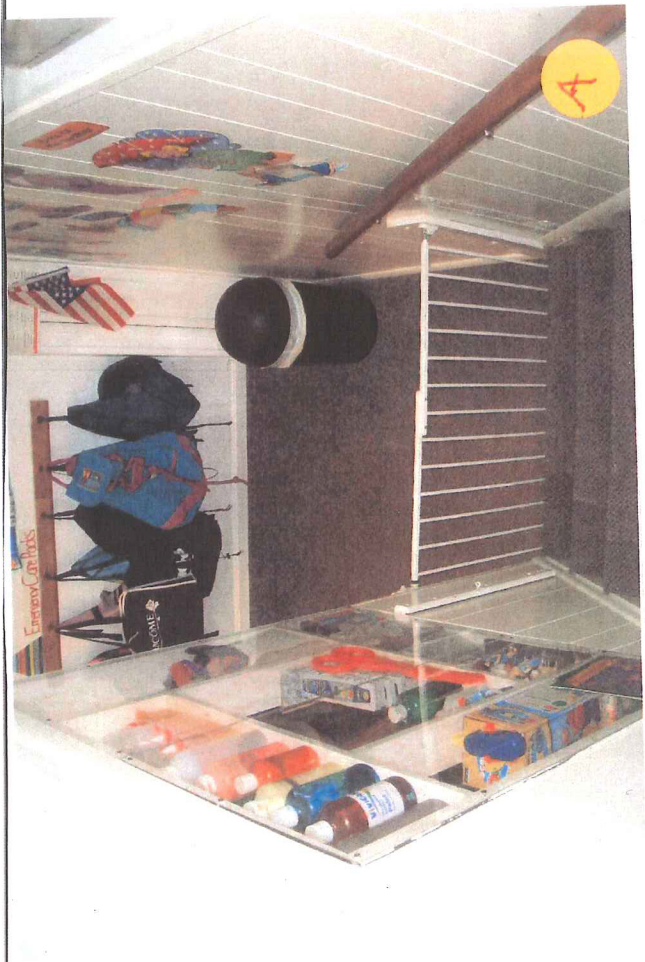


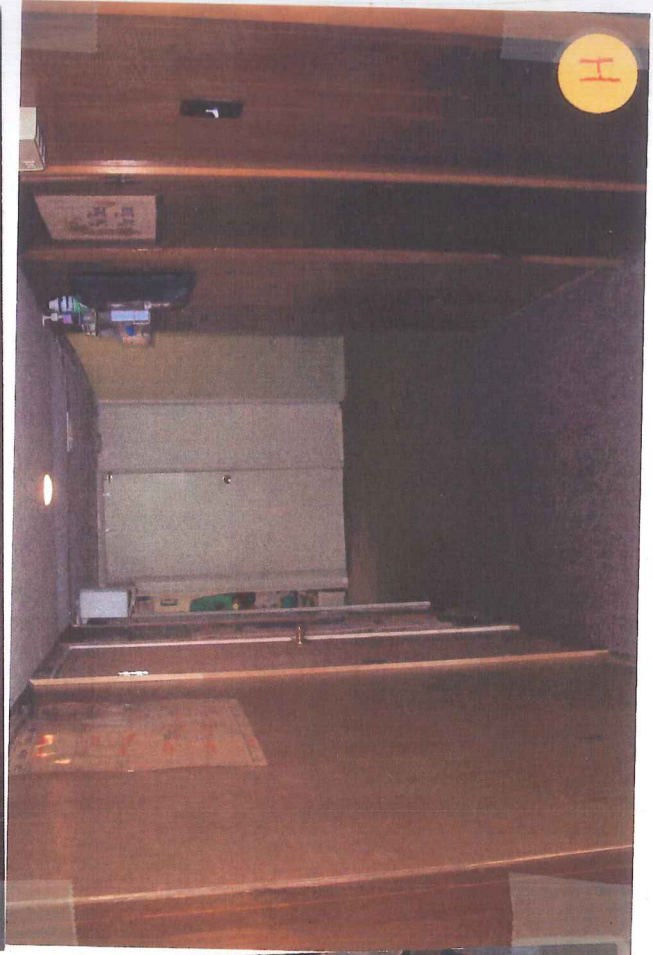
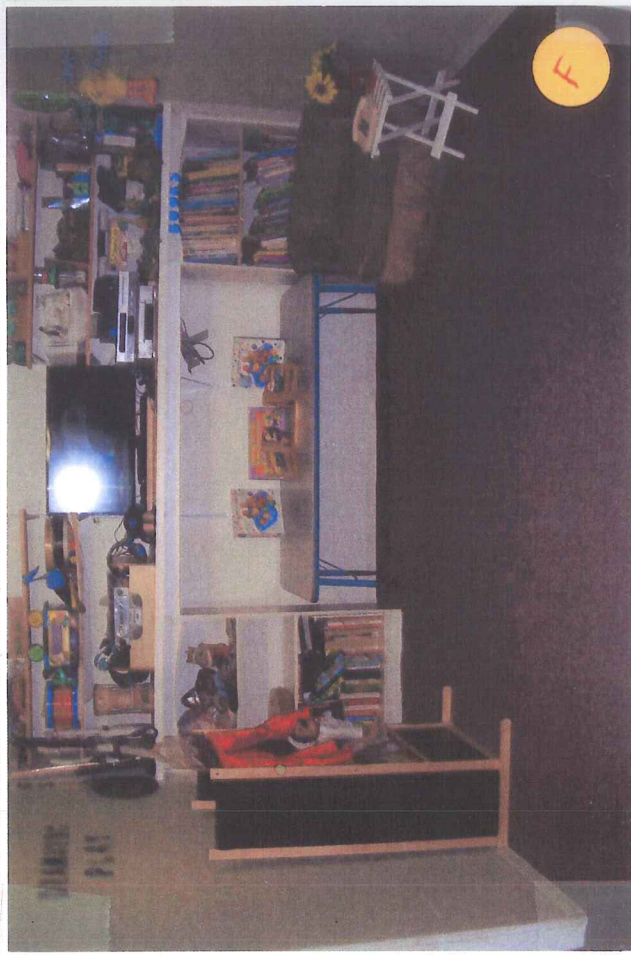


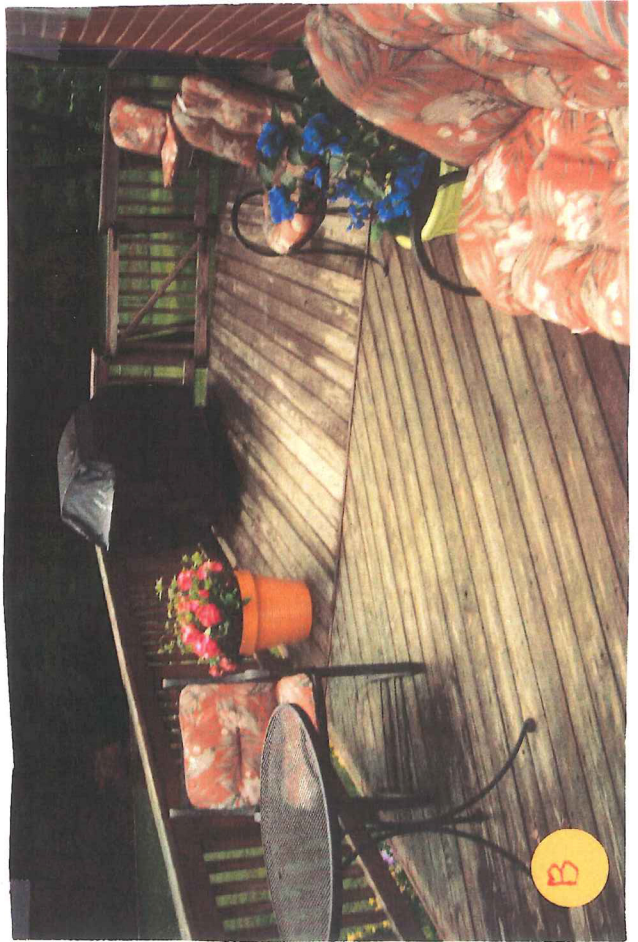


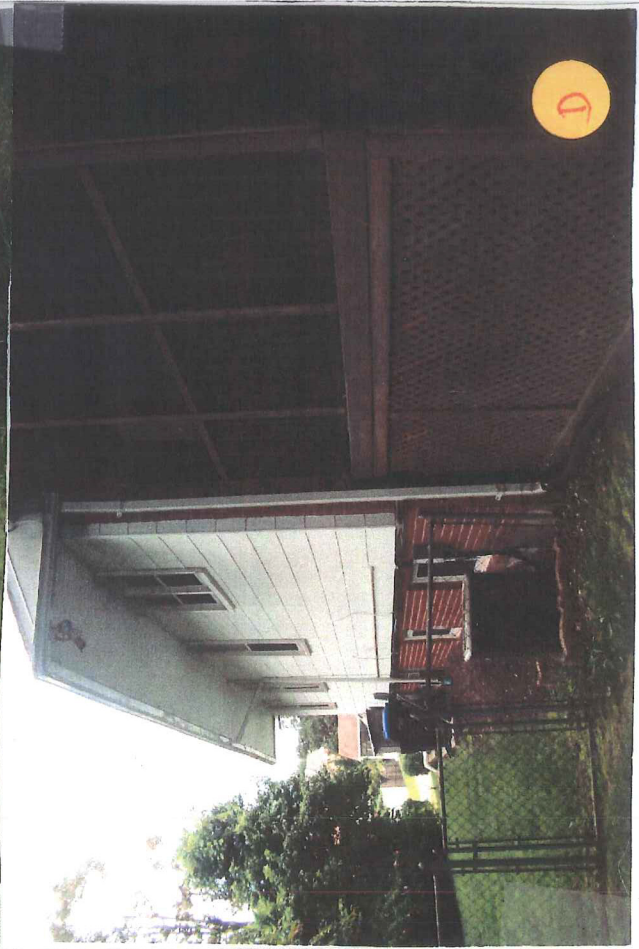
page 4













Page 9









page 11





SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility.

A copy of the special permit, plat titled "House Location Survey Lot 30, Block 9, Section 3, Hybla Valley, Also Vacated Portion of Thomas J. Stockton Parkway," prepared by James H. Guynn, Certified Land Surveyor, dated June 3, 1989 as revised by Frances Mills on September 18, 2013, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a brick and aluminum siding single family dwelling. A concrete driveway leads from Beechcraft Drive to the southern front yard. A concrete staircase leads from the driveway to a front stoop for the southern front door. A northern front door provides access to a stoop that leads down to a fenced yard. A 4.0 foot tall chain link fence attaches to the dwelling on the northern rear yard and the southern front yard, enclosing a portion of the yard. An outdoor play area approximately 9,400 square feet in size contains several pieces of play equipment. A shed 9.0 feet in height and approximately 150 square feet in size is located in the northern rear yard. A shed 9.67 feet in height and approximately 84.5 square feet in size is located in the southwestern portion of the side yard. There are a number of mature trees and landscaping on the property and the lot has fairly level topography.



As the above picture depicts, the subject property and surrounding properties are zoned

R-4. The property adjacent to the western side lot line is the Huntley Meadows Park, while the remaining properties are developed with single family detached dwellings.

BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1960 and purchased by the applicant in July of 1989.

The applicant has been running a state-licensed Family Day Home facility for more than 25 years. A copy of her most recently approved license, which expires January 23, 2015, is attached as Appendix 4. Her license permits a capacity of 12 children, aged birth through 10 years.

Since the adoption of the Zoning Ordinance, no similar applications for special permits or variances have been heard by the Board of Zoning Appeals.

DESCRIPTION OF THE PROPOSED USE

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on site at any one time to operate between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The children generally arrive between 7:00 a.m. and 8:30 a.m. and depart between 4:00 p.m. and 6:00 p.m. Employees include the owner of the property, one other full time employee, and one part-time employee. The homeowner will park in the existing driveway.

The dwelling is located where Beechcraft Drive dead-ends at Huntley Meadows Park. There is a large stretch of on-street parking located to the front of the subject property reaching to where the street dead-ends. The full-time employee parks at the end of the street and the part-time employee is dropped off. Several of the current home child care clients live within walking distance while the rest utilize the area of on-street parking.

The home child care facility is located and operated in the basement and the upper level of the dwelling. In the upper level of the dwelling, the living room, dining room, kitchen, one bathroom, and one bedroom are used for the child care facility. The basement includes a recreation room, a bedroom, storage area, a laundry room, and a bathroom. After discussion with staff, the applicant has agreed that all sleeping in the basement will occur only in the recreation room that has an emergency egress window. A floor plan provided by the applicant shows the labeled, designated sleep area and is included with the special permit plat at the front of this report.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Mount Vernon Planning District
Planning Sector: Hybla Valley Community Planning Sector (MV02)
Plan Map: 4 dwelling units per acre

Zoning Ordinance Requirements

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included as Appendix 5. Subject to development conditions, this special permit must meet these standards.

On-site Parking and Site Circulation

The existing driveway is only able to accommodate one vehicle. The applicant indicates she parks her vehicle in the driveway. Therefore, on-street parking only is used for drop-off and pick-up of children. Both the neighboring property to the east and the property across the street to the south are oriented to access the right-of-way on other streets and therefore do not appear to utilize Beechcraft Drive in the area in front of the subject property. Due to the dead-end street located immediately adjacent to the subject property, and the lack of other nearby uses which would utilize the available on-street parking, staff believes sufficient parking exists in the right-of-way to accommodate any employees who may drive, and is safe for the pick-up and drop-off of children.

Fire Safety

The basement where the daycare is operated is divided into several rooms. The one doorway leading into the basement opens into the dwelling. Only one of the rooms has an emergency egress window that complies with current building code standards. The applicant has agreed that the only room to be used for sleeping in the basement will be the room with the emergency egress window. A development condition has been included to address this issue.

The bedroom used by the child care in the upper level of the dwelling also has an emergency egress window, while the other rooms used by the daycare are accessed by doors leading to the outside. A development condition has also been included to address this issue.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2013-LE-080 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff

report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. License for Family Day Home
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2013-LE-080****December 11, 2013**

If it is the intent of the Board of Zoning Appeals to approve SP 2013-LE-080 located at Tax Map 92-4 ((3)) (9) 30 to permit a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Frances A. Mills, only and is not transferable without further action of the Board, and is for the location indicated on the application, 3426 Beechcraft Drive, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the plat entitled, "House Location Survey Lot 30, Block 9, Section 3, Hybla Valley, Also Vacated Portion of Thomas J. Stockton Parkway," prepared by James H. Guynn, Certified Land Surveyor., dated June 3, 1989, as revised by Frances Mills on September 18, 2013, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit **SHALL BE POSTED in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The room identified as "Recreation Room" on the floor plan included as Attachment 1 to these conditions shall be the only room used for sleeping in the basement
6. The room identified as "Bedroom #2" on the floor plan included as Attachment 1 to these conditions shall be the only bedroom on the upper level used for sleeping by the child care facility.
7. The dwelling that contains the child care facility shall be the primary residence of the applicant.
8. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
9. There shall be no signage associated with the home child care facility.

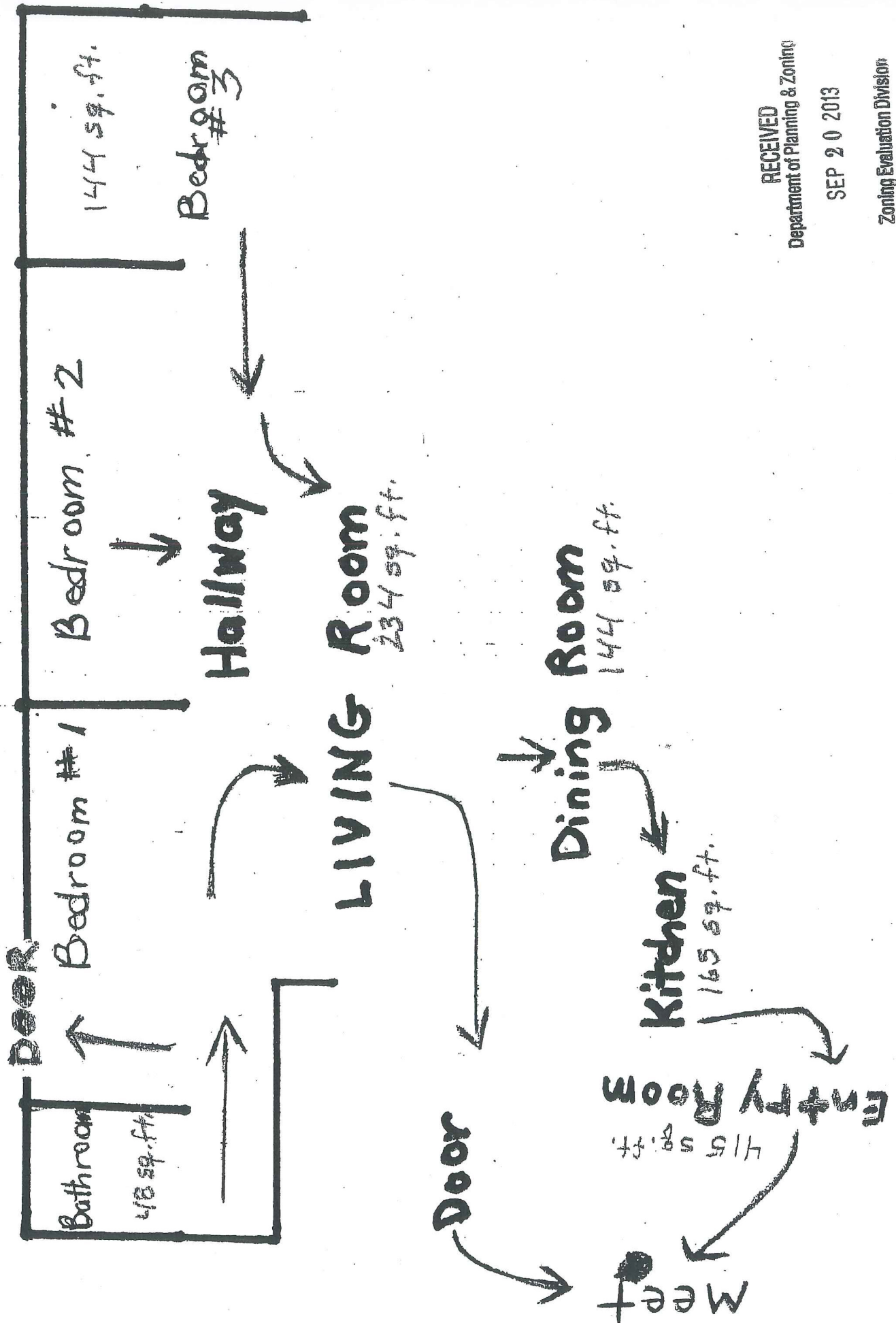
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six (6) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

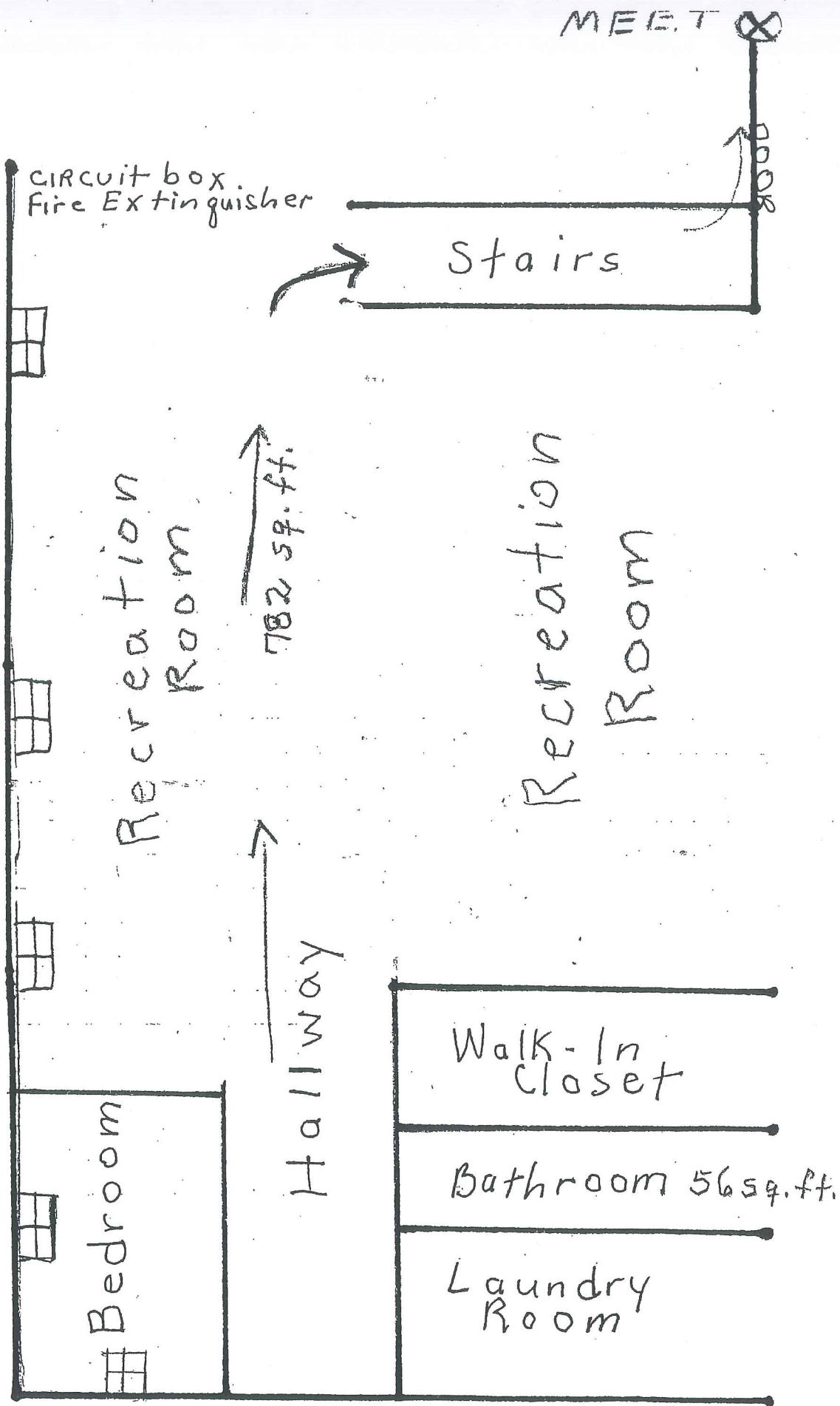
RECEIVED
Department of Planning & Zoning

SEP 20 2013

Zoning Evaluation Division



First Floor Fire Evacuation Plan



RECEIVED
Department of Planning & Zoning

SEP 20 2013

Zoning Evaluation Division

Basement Fire Evacuation Plan

Application No.(s): SP 2013-LE-080
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 28, 2013
 (enter date affidavit is notarized)

122714

I, Frances A. Mills, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Frances A. Mills	3426 Beechcraft Dr. Alexandria, VA 22306	Applicant / Title Owner
Eugene Mills	3426 Beechcraft Dr. Alexandria, VA 22306	Title Owner (deceased)

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s):

SP 2013-LE-080
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 28, 2013
(enter date affidavit is notarized)

122714

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

N/A

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s):

SP 2013-LE-080

(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 28, 2013
(enter date affidavit is notarized)

122714

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

N/A

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

N/A

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s):

SP 2013-LE-080
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 28, 2013
(enter date affidavit is notarized)

122714

1(d). One of the following boxes **must** be checked:

- ☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

N/A

- ☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

- (check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2013-LE-080
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 28, 2013 122714
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Frances A. Mills

☒ Applicant

☐ Applicant's Authorized Agent

Frances A. Mills

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28 day of 09 2013, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 06-30-2016

[Signature]
Notary Public



WAADALLA SHALAL
NOTARY PUBLIC 7536538
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES JUNE 30, 2016

SEP 20 2013

Zoning Evaluation Division

**TOT'S HAVEN FAMILY CHILD CARE
FRANCES A. MILLS
3426 BEECHCRAFT DRIVE
ALEXANDRIA, VIRGINIA 22306
703-765-6188**

FAIRFAX COUNTY
DEPARTMENT OF PLANNING AND ZONING
ZONING EVALUATION DIVISION
12055 GOVERNMENT CENTER PARKWAY
SUITE 801
FAIRFAX, VIRGINIA 22035

Re: Special Permit Application Information for Home Child Care Facilities

I, Frances A. Mills, owner/applicant of the above listed property, am applying for a Special Permit to care for 12 children in my home. My husband, Eugene Mills (deceased), name is also listed on the enclosed county documents. I am the only occupant living in the home.

I believe that the information provided meets the general and special standards of the Zoning Ordinance. I have been a child care provider for more than 25 years and have abided by all of the licensing standards. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. I have had no complaints from my community or my inspectors. Please accept the following as my statement of justification in applying for a special permit. Below is information about my child care facility operations.

At Tot's Haven, our goal is to provide a safe, loving, high-quality, and affordable home-like environment for the children and families that we serve within our community.

My hours of operation are from 7:00 a.m. to 6:00 p.m., Monday through Friday. I presently care for 11 children. Most of the clients that I serve live in my neighborhood and others live within a (5) five mile radius. Some walk to my home daily, while others drive. Drop off is usually (2) children by 7:00 a.m., (2) by 7:15 a.m., (2) by 7:45 a.m., (2) by 8:00 a.m., (2) by 8:30 a.m., and the last child usually arrives by 10:15 a.m. Departures occur between the hours of 3:00 to 4:00 p.m. with (2) children leaving, 4:00 to 4:30 p.m. (2), 4:45 to 5:00 p.m. (3), 5:00 to 5:15 p.m. (2) and 5:30 to 5:45 p.m. the last few families are leaving.

I have employed (2) two non-resident assistants. My first assistant is full-time and arrives at 7:30 a.m. and departs at 5:00 p.m. My 2nd assistant is part-time and arrives at 10:00 a.m. and generally leaves at 3:30 p.m.

There is more than adequate parking at my home. I park my vehicle in my driveway. To the right of my driveway is street parking that will accommodate (4) vehicles. To the left of my driveway is a dead end street that will safely accommodate at least (6) vehicles. My neighbors work during the day and the front of my home is mainly clear of vehicles other than (1) assistants car is parked at the dead end of the street while the other assistant is dropped off in the mornings. I often see utility, mail, and lawn service trucks during the day. Vehicular traffic from my clients does not conflict with the existing traffic pattern from my neighborhood. We also have very wide streets and sidewalks. (photos included)

My outdoor land area is in excess of 19,000 square feet, of which, approximately 11,000 is used as play, recreation, gardening areas, etc. for the children. The enclosed mulched area is 900 square feet and is blocked by trees and shrubs located at the dead end of the street. It also has a school house and yard toys. There is a small shed located to the right of the school house. The yard is fenced and contains mature trees and shrubs. The dead end has a fence that separates my lot from my neighbors that live at the corner of Beechcraft and Lindberg Drive. The fence is located on the inside of the yard. There is a fence extending 130 feet behind the small shed that connects to my other neighbors' property that lives on Convair Drive. This fence backs up to what was originally designed to become the "Thomas Stockton Highway". It is now "Huntley Meadows Park". There is a 25' x 20' vegetable/flower garden on the inside of my property line for the children to enjoy. The remainder of the inside yard is fenced opened space. The front and rear yard is not fenced. The back of my home and the back of my neighbors' home that live on the corner of Beechcraft and Convair is buffered by trees and shrubs. The front of my home faces the parkland. (photos included)

On the upper level of the home is an entryway (415 sq. ft.), kitchen (165 sq. ft.), dining room (144 sq. ft.), living room (234 sq. ft.), a bedroom (144 sq. ft.), and a bathroom (48 sq. ft.). These rooms are used for arrival, departures, dining, playing, art and craft, music, sleeping, sanitizing toys and other items, etc. (photos included). The remaining bedrooms are for personal use.

The lower level, basement, (782 sq. ft.) is used primarily for child care for toddlers and preschoolers with the exception of the laundry room and a few closets. These areas are used for recreation, curriculum studies, sleeping, art and crafts, music, indoor gardening, etc. (photos included)

My community does not have a homeowners' association.

My home is located in an older development built in 1960. There is a newer development, "The Grove At Huntley Meadows", that is approximately (7) years old and connects from Lindberg Drive to Beechcraft Drive. (photos included) Almost half of my clients walk from this community to reach my home daily, weather permitting.

Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES

FAMILY DAY HOME LICENSE

Issued to:

Frances A. Mills. d.b.a. Tot's Haven Family Child Care/Fran's Day Care, LLC

Address:

3426 Beechcraft Drive, Alexandria, Virginia 22306

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia and other relevant laws, the regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

<u>CAPACITY</u>	
12	
<u>GENDER</u>	<u>AGE</u>
Both	Birth through 10 years

This license is not transferable and will be in effect January 24, 2013 through January 23, 2015 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:

Virginia Department of Social Services
Division of Licensing - Fairfax Licensing Office
3701 Pender Drive, Suite 125
Fairfax, VA 22030

Telephone: (703) 934-1505

FDH 627153 - L110
LICENSE NUMBER

MARGARET ROSS SCHULTZE
ACTING COMMISSIONER OF SOCIAL SERVICES

By

James J. Parcelli

Title

LICENSING ADMINISTRATOR

Date

January 9, 2013

8-006**General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303**Standards for all Group 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305

Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.